

## ARTICLE 12. DIMENSIONAL REQUIREMENTS TABLE

DISTRICT	LOT SIZE			MINIMUM YARD SETBACKS			MAXIMUM BUILDING HEIGHT
	MINIMUM SIZE	MINIMUM WIDTH	MINIMUM DEPTH	FRONT	SIDE	REAR	
<b>RA</b>	30,000 sq ft	75 feet	110 feet	40 feet	15 feet	25 feet	50 feet
Corner Lots Abutting Side Street					25 feet		
Accessory Structures					12 feet	15 feet	
<b>RR</b>	30,000 sq ft	75 feet	110 feet	40 feet	15 feet	25 feet	50 feet
Water & Sewer	20,000 sq ft	75 feet	110 feet				
Corner Lots Abutting Side Street					25 feet		
Accessory Structures					12 feet	15 feet	
<b>RL</b>	30,000 sq ft	75 feet	110 feet	40 feet	15 feet	25 feet	50 feet
Water & Sewer	20,000 sq ft	75 feet	110 feet				
Corner Lots Abutting Side Street					25 feet		
Accessory Structures					12 feet	15 feet	
<b>RG</b>	30,000 sq ft	75 feet	110 feet	40 feet	15 feet	25 feet	50 feet
Water & Sewer	20,000 sq ft	75 feet	110 feet				
Corner Lots Abutting Side Street					25 feet		
Accessory Structures					12 feet	15 feet	
<b>RI</b>	30,000 sq ft	75 feet	110 feet	40 feet	15 feet	25 feet	50 feet
Water & Sewer	20,000 sq ft	75 feet	110 feet				
Corner Lots Abutting Side Street					25 feet		
<b>CP</b>	5 Acres	150 feet	300 feet	100 feet	50 feet	100 feet	50 feet
Corner Lots Abutting Side Street					100 feet		
Accessory Structures					50 feet	50 feet	

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DISTRICT	MINIMUM SIZE	LOT SIZE MINIMUM WIDTH	MINUMUM DEPTH	MINIMUM YARD SETBACKS			MAXIMUM BUILDING HEIGHT
				FRONT	SIDE	REAR	
<b>CB</b>	30,000 sq ft	75 feet	110 feet	40 feet	20 feet	25 feet	50 feet
Water & Sewer	20,000 sq ft	75 feet	110 feet				
Corner Lots Abutting Side Street					25 feet		
Abutting Property Zoned Residential					25 feet		
Accessory Structures					15 feet	15 feet	
<b>HB</b>	30,000 sq ft	75 feet	110 feet	40 feet	20 feet	25 feet	50 feet
Water & Sewer	20,000 sq ft	75 feet	110 feet				
Corner Lots Abutting Side Street					25 feet		
Abutting Property Zoned Residential					25 feet		
Accessory Structures					15 feet	15 feet	
<b>MI-1 and MI-2</b>	1 Acre	100 feet	150 feet	65 feet	25 feet	30 feet	50 feet
Corner Lots Abutting Side Street					50 feet		
Abutting Property Zoned Residential					35 feet	50 feet	
Accessory Structures					20 feet	20 feet	

\*Accessory structures do not include walls or fences. Must be located in the rear yard. Detached carports and garages must be located in the side or rear yard and must meet all setbacks for the principal structure.

\*Minimum lot sizes are contingent upon approval of the Environmental Health Department, in areas which **do not** have access to **both** municipal water and sewer systems. Larger lot sizes may be required based on site evaluations.

\*Any lot abutting a state maintained road shall have at least 75 feet of road frontage; lots abutting a state maintained road in a cul-de-sac shall have at least 45 feet of road frontage. Exception given to flag lots as provided in the Yadkin County Subdivision Ordinance.

\* Lot width shall be measured at the front set back line.